



COMMUNITY RESOURCES AGENCY

BEV SHANE, AICP
Director

Administration - Building - County Surveyor - Engineering - Environmental Health - Fleet Services - GIS - Housing - Planning - Roads - Solid Waste

October 31, 2012

TO: Mobilehome Park Owners in Tuolumne County
FROM: Sheila Shanahan, Housing Program Coordinator
SUBJECT: Annual Cost of Living Adjustment Notification for 2014

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The purpose of this memo is to inform you that the across-the-board rent increase, which is based on **the Social Security Cost of Living Adjustment (COLA) for the year 2014, is 1.5%** for all of the residents in your park who are currently under the County of Tuolumne Mobilehome Park Rent Control Ordinance.

As you may be aware, the County's Mobilehome Park Rent Control Ordinance allows rent increases for park residents under rent control as follows:

5.28.060 Across-the-board rent increases.

A. One (1) across-the-board rent increase per occupied space is allowed per calendar year whether based on the increase in the Social Security Administration's Cost of Living Adjustment (COLA) or by application made in accordance with Section 5.28.070 for a rent increase greater than that authorized by the COLA. The date of a resident's annual rent increase would be the anniversary date of the previous rent increase. A park owner may reschedule a resident's anniversary date by delaying the regularly scheduled COLA adjustment until the newly desired anniversary date.

B. Rent increase using the Cost of Living Adjustment (COLA) shall be limited to the most recent COLA issued by the Community Development Department prior to the notice of rent increase required by the California Civil Code. The COLA used by the Community Development Department shall be issued once a year, following publication of the Federal Social Security COLA.

As you know, there is a required 90-day notification process for any rent increases under the State Mobilehome Residency Law Section 798.30. This 1.5% increase would take effect on a tenant's lease anniversary after proper notice is given. This 1.5% increase will remain in effect until next year's COLA is determined.

Park owners must implement the 2014 rent increase either on the date a resident received their last space rent increase or delay the regularly scheduled increase to the newly desired anniversary date. In no event may the anniversary date be advanced.

Mobilehome Information Now Available Online

I would also like to make you aware that the County recently upgraded our website. We have posted information on mobilehome rent control including a copy of this memo, the County of Tuolumne's Mobilehome Rent Control Ordinance and the "Tuolumne County Mobilehome Park Rent Control Ordinance Tenant Acknowledgement Form" which all prospective buyers/tenants must sign before entering into a new lease in your park.

The link to the mobilehome page on the County website is www.tuolumnecounty.ca.gov/index.aspx?NID=723. You can also enter the County website at www.tuolumnecounty.ca.gov. The mobilehome page can be reached by clicking "Government" then "Housing Division" then "Mobilehome Rent Control".

You can sign up for mobilehome updates and notices by clicking "Notify Me" on the left side of the screen and following the instructions to sign up for Housing News Flashes.

Please post a copy of the rent control ordinance in the rental office at your park so that your existing and new residents have an opportunity to review the information.

If you have questions, please contact me at (209) 533-6904 or sshanahan@co.tuolumne.ca.us.
Thank you for your continued cooperation.

SS

CC: Christopher Schmidt, Deputy County Counsel